



Cormorant Way, Leighton Buzzard, LU7 4UY

welcome to

Cormorant Way, Leighton Buzzard

Brown & Merry are delighted to offer for sale this impressive and versatile, SIX-bedroom, SEMI-DETACHED family home. Set over FOUR FLOORS the property comprises: large kitchen/dining area, garden room, two family bathrooms, en-suite to master, rear garden and off-road parking.

Entrance Hall

Double-glazed door to the front and stairs to the first floor. Doors to the cloakroom and kitchen area.

Cloakroom

Wash hand basin and WC.

Kitchen Area

Fitted kitchen with a mix of wall and base units with work surface over, butler sink and space for a range cooker, extractor. Integrated microwave, washing machine and dishwasher. Space for a fridge/freezer. Radiator and double-glazed window to the front.

Dining Area

Radiator and double-glazed window to the rear. Opens into the garden room.

Garden Room

Double-glazed windows, laminate flooring, spotlights, underfloor heating and double-glazed doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor and stairs to the second floor. Doors to the Lounge, bedroom two, en-suite and bedroom five.

Lounge

Double-glazed window to the front, two radiators and double-glazed window to the rear.

Bedroom Two

Radiator and double-glazed window to the front. Door to the en-suite.

Jack & Jill Shower Room

Wash hand basin, WC and shower cubicle. Radiator and double-glazed 'frosted' window to the front. Door leading onto the landing.

Bedroom Five

Radiator and double-glazed window to the rear.

Second Floor **Landing**

Stairs for the first floor and stairs to the third floor. Doors to bedrooms one, three, four and bathroom.

Bedroom One

Built-in wardrobes, radiator and double-glazed window to the rear.

En-Suite

Wash hand basin, WC and deep bath with mixer taps. Shaver point, radiator and double-glazed 'frosted' window to the front.

Bedroom Three

Radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the front.

Family Bathroom

Wash hand basin, WC and large shower cubicle. Heated towel rail.

Third Floor **Bedroom Six**

Radiator, eaves storage and double-glazed velux window leading through to a dressing area/study area.





Outside Rear Garden

Mainly laid to lawn with decked area, patio area and shrub border.

Parking

Car port leading to garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Cormorant Way, Leighton Buzzard

- SIX-BEDROOM SEMI-DETACHED
- LARGE KITCHEN/DINING AREA
- GARDEN ROOM
- EN-SUITE TO MASTER
- TWO FAMILY BATHROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£515,000



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Property Ref:
LBZ109766 - 0009

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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